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## *Planning Commission Minutes*

Chairman Hughes called the March 5, 2013 Planning Commission to order at 5:30 pm with the following members present:

Judy Iverson	Judy Hughes	Pete Bonefield	Arvid Meland
San Monahan	Suzanne Olson		

Absent members: Tammy Bohn

Also present:

Joe DesJarlais (City Council)  
Daniel Ainslie (City Manager)  
Christina Steele (Constituent Services)  
Dave Smith (Code Enforcement)

The minutes from the February 5 meeting were reviewed and approved.

### **1. Application for Zoning Variance – The Knuckle Saloon.**

Applicants would like to expand their current footprint by adding an addition on the back side of the existing building along the alley. The addition will include an area for beer brewing equipment and a patio along 2<sup>nd</sup> Street. The required setback along the alley is 15'. The applicant originally requested a setback variance of 7' to allow for this expansion. Upon obtaining a survey, the variance changed to 9'3". The exact length of the addition has not yet been determined, however it would be around 17 to 18 feet maximum.

The City Staff recommended approval as long as the alley is kept as clear as possible during the Rally and other events. In the past, this area has been used for vendors and this will no longer be the case.

Commissioner Monahan had concerns about the turning radius of a fire truck from Second Street, however in most cases with the 2<sup>nd</sup> Street Plaza in use, the street would not be open and a fire truck would need to enter the alley from either the Third Street alley or the First Street alley. The entire Knuckle complex has an updated sprinkler system and the new addition would also have a system.

The Commissioners discussed other location options, whether or not the request met the ordinance, employee and patron parking areas and what conditions, if any should be in place.

Action: 1<sup>st</sup> Commissioner Olson 2<sup>nd</sup> Commissioner Bonefield  
Vote: 4 Yes 2 No The vote carried to recommend approval to the Council with the following conditions:

No parking to be allowed along the side of the addition.

Dumpsters need to be relocated to the east end of the addition.

Any violations of these conditions may result in pulling the occupancy permit for the addition. The applicants were present at the meeting and they understand these conditions and are in agreement to abide by them. The applicants reported having ongoing problems with businesses across the alley placing their trash totes on Knuckle property in that area so if necessary, business owners along the alley may need to relocate their totes.

## **2. Request for Use on Review – Maynard Rude**

Applicant is requesting permission to operate an automobile and motorcycle repair shop from his residence at 602 Blanche Street. The applicant and his father were present at the meeting and gave an overview of the request. The applicant stated that this property has been used for auto repairs since the 1970's.

Staff Recommendation: The City Staff recommended denying the request based on the following:

1. This is not an appropriate use in a residential area.
2. Council has recently been reluctant to approve Use on Review applications for businesses to operate outside of properly zoned areas.

The City Code Officer was present and gave a brief history of the complaints he has received over the last three years and the actions that were taken by the property owner.

Commissioners discussed items concerning parking, visibility, signs and paved parking areas.

Action: 1<sup>st</sup> Commissioner Olson 2<sup>nd</sup> Commissioner Bonefield  
Vote: 5 Yes 1 No The vote carried to recommend approval to the Council with the following conditions:

This Use on Review is subject to review on an annual basis

No code violations or complaints from neighbors

No vehicles in for repair parked on the city street

All (customer) parking must be off street and on a paved surface

Limit the number of customer vehicles at the location to two

All signs must be permitted

Property must meet all property code standards for the residential area

Applicants stated they understand these conditions and will abide by them.

**Other Matters:** The City Manager advised the Commissioners of efforts by the Ordinance Committee to make updates to the Zoning Ordinance. The Committee will also be getting requests for reviews as they are not being included in most Use on Reviews and other applications. There will also be some administrative changes discussed in future meetings to address a more efficient process for notifications to land owners within the 200 foot buffer zones.

Next meeting will be scheduled for April 2, 2013 at 5:30.  
Meeting was adjourned at 7:08 pm.

Respectfully submitted,  
Christina Steele

*\*Pending Approval*